



Regent Court, Norn Hill, Basingstoke, RG21 4HP

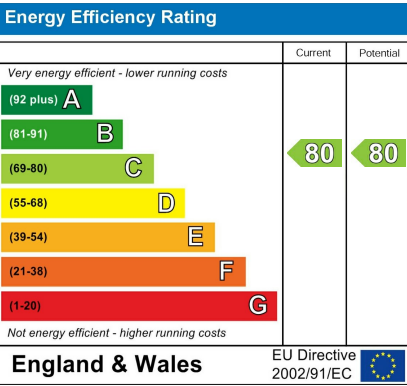
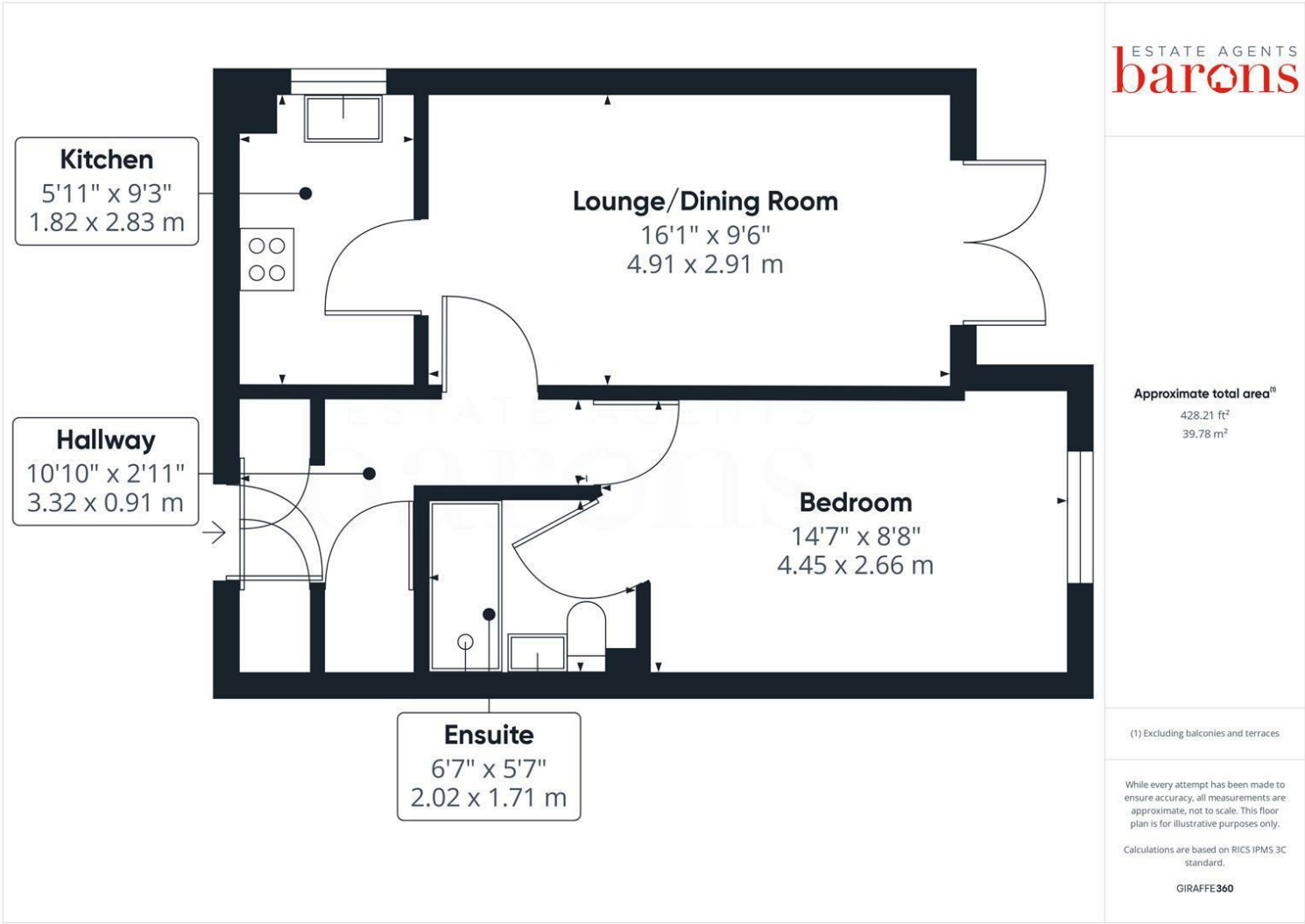
£155,000 Guide price - Leasehold



Barons Estate Agents are delighted to present this one bedroom, ground floor apartment situated within close proximity to Basingstoke town centre. The property has been lovingly cared for, and is presented to the market in excellent decorative order with recently refurbished bathroom. The internal accommodation comprises of an entrance hallway, ample storage, a double bedroom with built in wardrobes, an ensuite, kitchen and spacious lounge/dining room which offers direct access to the communal gardens. Additional benefits include heating, double glazing throughout, allocated parking, a secure entry system to the block and NO ONWARD CHAIN. An early viewing is strongly advised by the vendor's sole agent.

### Key Points and Features

- Ground Floor Apartment
- Kitchen
- Allocated Parking
- One Bedroom
- Spacious Lounge/Dining Room
- Heating & Double Glazing
- Ensuite Shower Room
- Direct Access To The Communal Gardens
- NO ONWARD CHAIN



**Location**  
Regents Court is positioned within half a mile of Basingstoke Town Centre. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the south. There are well-regarded schools and colleges within the area which include BCOT and QMC.

**Local Authority**  
Basingstoke & Deane Borough Council

**Council Tax**  
Band B

**Viewing Arrangements**  
By appointment with Barons Estate Agents.

**Tenure**  
Leasehold  
125 years from 1999  
Ground Rent £137 per 6 months  
Maintenance £821.91 per 6 months approx

**Extra Services**  
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.